

00560258/ME



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR NRZ
PASS-THROUGH TRUST VIII

vs.

ANTONIO T. SICAN; UNKNOWN HEIRS,
SPOUSE, LEGATEES, AND DEVISEES
OF JUDIE F. SICAN, DECEASED; BANK
OF AMERICA, N.A.; ASSET
ACCEPTANCE LLC; DOES 1-10
INCLUSIVE; UNKNOWN OCCUPANTS
OF THE SUBJECT REAL PROPERTY;
PARTIES IN POSSESSION OF THE
SUBJECT REAL PROPERTY; PARTIES
CLAIMING A RIGHT TO POSSESSION
OF THE SUBJECT REAL PROPERTY;
ALL OTHER UNKNOWN PERSONS OR
PARTIES CLAIMING ANY RIGHT,
TITLE, ESTATE, LIEN, OR INTEREST IN
THE REAL ESTATE DESCRIBED IN THE
COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 16-2-18591-6 KNT

JUDGMENT RENDERED ON: 7/19/2017
ORDER OF SALE ISSUED: 8/09/2017
DATE OF LEVY: 9/06/2017

TO: ANTONIO T. SICAN; JUDIE F. SICAN, DECEASED, (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

23111 96TH PLACE S KENT, WA 98031

PARCEL A. LOT 4, CITY OF KENT SHORT PLAT NO. SP-99-4 RECORDED UNDER RECORDING
NO. 20000313900012, IN KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING,
STATE OF WASHINGTON. PARCEL B: AN UNDIVIDED INTEREST IN TRACT OF A CITY OF
KENT, SHORT PLAT NO SP-99-4 RECORDED UNDER RECORDING NO 20000313900012 IN KING
COUNTY, WASHINGTON. APN/PARCEL NO. 1822059431

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: October 27, 2017
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$383,031.94** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. **A redemption period of eight months which will expire at 4:30 p.m. on JUNE 27, 2018.**
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON JUNE 27, 2018**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600